

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER, APPROVAL OF
FINAL WORKING DRAWINGS AND SPECIFICATIONS, AND
PROPOSED DISPOSITION OF PARCEL L-35
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Stephen P. Bingham and the Community and Industrial Development Corporation (CIDC) has submitted an acceptable proposal for the development of Parcel L-35 in the Washington Park Urban Renewal Area:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Stephen P. Bingham and the Community and Industrial Development Corporation (CIDC) be and hereby are finally designated as Redevelopers of Parcel L-35, in the Washington Park Urban Renewal Area.
2. That it is hereby determined that Stephen P. Bingham and the Community and Industrial Development Corporation (CIDC) possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Stephen P. Bingham and the Community and Industrial Development Corporation (CIDC) for the development of Parcel L-35, conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.
5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel L-35 to Stephen P. Bingham and the Community and Industrial Development Corporation (CIDC) said documents to be in the Authority's usual form.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure".

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June 29, 1972

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M E M O R A N D U M

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: WASHINGTON PARK URBAN RENEWAL AREA, MASS. R-24
Final Designation of Redeveloper
Disposition Parcel L-35

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SUMMARY: This memorandum requests that the Authority finally designate Stephen P. Bingham and the Community and Industrial Development Corporation (CIDC) as Redevelopers of Disposition Parcel L-35 in the Washington Park Urban Renewal Area, approve the Final Working Drawings and Specifications for the development of Parcel L-35, and authorize the conveyance of Parcel L-35 to the Redevelopers.

Disposition Parcel L-35 consisting of 25,469 sq. ft. is located on Warren Street at the corner of Regent Street in the Washington Park Urban Renewal Area. The site is adjacent to Warren Gardens Housing and one block from the Roxbury Civic Center and Boys Club at Dudley Square. The Authority has already acquired and cleared the entire parcel, which was formerly occupied by the Warren Apartments building.

Mr. Stephen P. Bingham has submitted a proposal for the development of Parcel L-35 as a commercial site with construction of a small restaurant, to be locally operated by Mr. Bingham and owned by the Roxbury-based non-profit Community and Industrial Development Corporation for the 20 year term of the project mortgage, after which title will be transferred to Mr. Bingham.

Mr. Bingham originator of the "Family Affair" restaurant proposal, has arranged financing of this development through the Small Business Administration, the C.I.D.C. and the First National Bank of Boston, and the entire amount necessary for this project, approximately \$130,000., is now available and reserved, in the name of C.I.D.C. for Mr. Bingham's project.

Mr. Bingham's restaurant will be known as the "Family Affair" and will be strictly a locally owned and operated business, having no franchise affiliation. Our Urban Design staff have worked with Mr. Bingham and his architect, Mr. Richard Carr, to design a building and site plan which we feel are superior to the usual food franchise proposals. The site plan has been designed in particular, to afford necessary screening for nearby housing, and to improve building appearance on both the Warren and Regent Street exposure.

The Zoning Board of Appeals has approved the variance needed to permit construction of a restaurant on this site.

The restaurant will provide tables inside for a dining capacity of 39 people. Additional table space for seasonal use is being provided in an open-air alcove directly connected to the indoor eating area. Both the concept and

details of this design feature have been reviewed and approved by the Boston Building Department as conforming to use item 36a under which the zoning variance was granted. Parking spaces will be provided for 20 cars. The restaurant will have food to take out, but customers will not be served in their cars. Mr. Bingham plans to explicitly prohibit the consumption of food in the parking lot. The proposed food packaging systems should help to discourage eating in cars as the food is sold only in servings appropriate for the tables provided inside or in bulk containers for take home consumption.

Stephen Bingham intends to employ four (4) co-managers to assure that responsible supervisory personnel will always be present to supervise the maintenance and operation of this business which will employ a total of up to 20 people.

The Redevelopers will be prepared to begin construction within one month of the closing date and intends to be open for business by late fall.

I, therefore, recommend that the Authority finally designate Stephen P. Bingham and the Community and Industrial Development Corporation (CIDC) as Redevelopers of Disposition Parcel L-35 in the Washington Park Urban Renewal Area.

An appropriate Resolution is attached.

Attachment

